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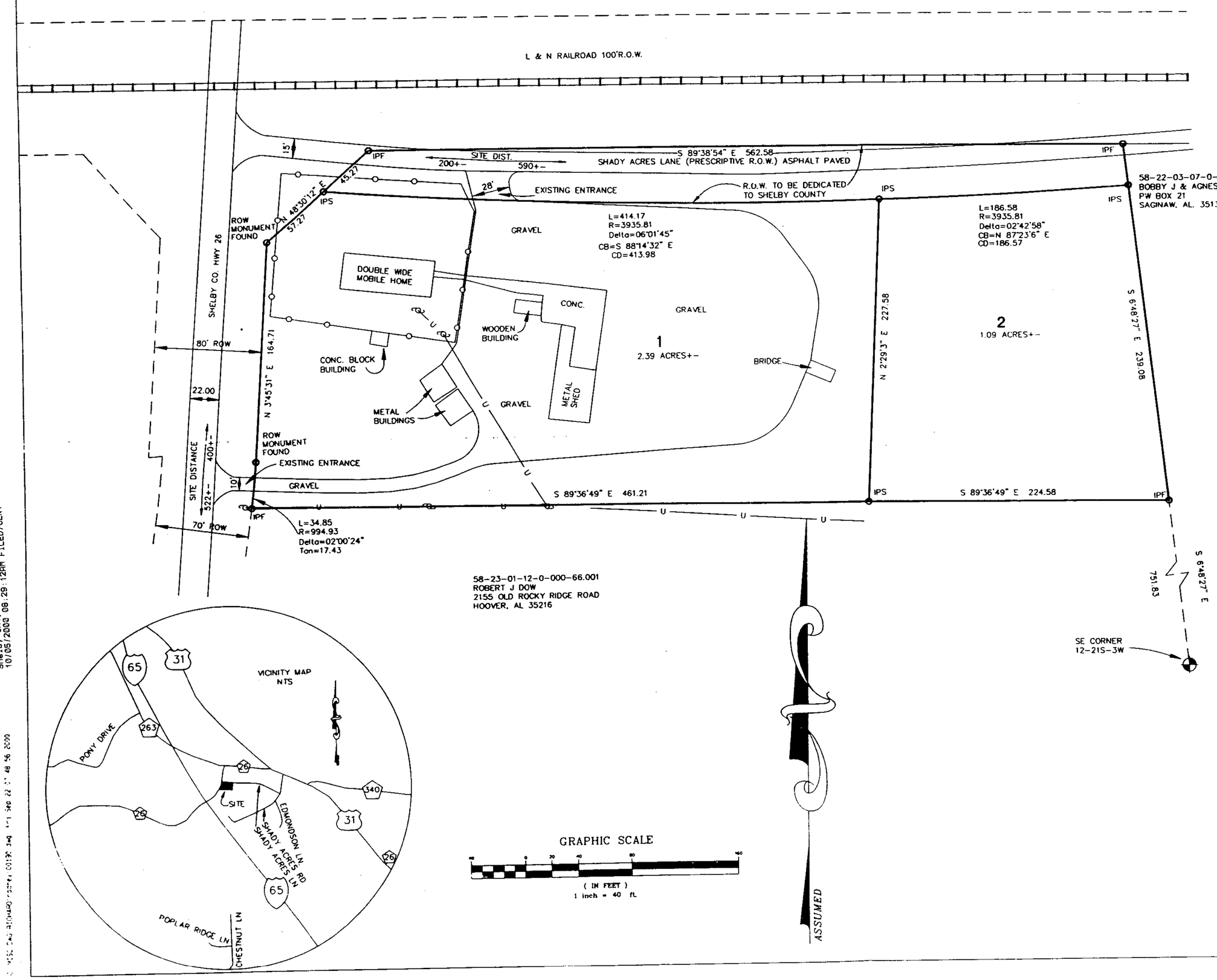
SAGINAW ACRES

A COMMERCIAL SUBDIVISION SITUATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.



STATE OF ALABAMA
SHELBY COUNTY

AUGUST 13, 2000

The undersigned, Rodney Y. Shiflett, a Licensed Land Surveyor, State of Alabama, and Sherman Nall and Shirley Nall as owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owners; that this plat or map is a true and correct map of land shown thereon and known or to be known as Saginaw Acres, showing the subdivision into which it is proposed to divide said lands, giving the lengths and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the government survey and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owners also certifies that they are the owner of said lands and same are not subject to any mortgage.

Date: September 22, 2000

By: Rodney Y. Shiflett
Rodney Y. Shiflett
Reg. Ph.L.S. #21784
277 Heather Lane
Columbiana Al. 35051

State of Alabama
Shelby County

I, Martha Wilder, Notary Public in and for said county and state, do hereby certify that Rodney Y. Shiflett, whose name is signed to the foregoing certificate as Land Surveyor, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, he executed same voluntarily and with full authority therefor.
Given under my hand and seal this 25 day of September 2000.

By: Martha J. Wilder
Notary Public - My Commission Expires: 10-6-2000

Owner:
Date: 9-25-2000

By: Sherman Nall
Sherman Nall
22 Shady Acres Lane
Alabaster, Al. 35007

State of Alabama
Shelby County

I, Martha Wilder, Notary Public in and for said county and state, do hereby certify that Sherman Nall, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, they executed same voluntarily and with full authority therefor.
Given under my hand and seal this 25 day of September 2000.

By: Martha J. Wilder
Notary Public - My Commission Expires: 10-6-2000

Owner:
Date: 9-25-2000

By: Shirley Nall
Shirley Nall
22 Shady Acres Lane
Alabaster, Al. 35007

State of Alabama
Shelby County

I, Martha Wilder, Notary Public in and for said county and state, do hereby certify that Shirley Nall, whose name is signed to the foregoing certificate as Owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, they executed same voluntarily and with full authority therefor.
Given under my hand and seal this 25 day of September 2000.

By: Martha J. Wilder
Notary Public - My Commission Expires: 10-6-2000

APPROVED: Scott R. Cole DATE: 10-4-2000
Shelby County Engineer

APPROVED: [illegible] DATE: 10/4/2000
Planning Director

SHELBY COUNTY HEALTH DEPARTMENT DATE: 9-25-2000
(FOR RECORDING PURPOSES ONLY)

DISTRICT FIRE CHIEF DATE: 9-25-00

BE IT RESOLVED, by the Shelby County Commission that the assent of the body be, and the same hereby is, given to the dedication of the streets, alleys, and public grounds as shown on plat or map of Saginaw Acres, which said plat or map is certified to have been made by Rodney Y. Shiflett as surveyor, at the instance of Sherman and Shirley Nall as owner, and has been exhibited to this Board, said plat or map being further identified by a recital of the approval of this Board signed by _____ County

Alex Dudchod DATE: 10-5-00
SHELBY COUNTY CLERK

NOTES:

1. SHELBY COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE SHELBY COUNTY PLANNING COMMISSION.
3. SHELBY COUNTY IS NOT NOW, NOR WILL BE IN THE FUTURE, RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS OR EASEMENTS SHOWN ON THIS PLAT.
4. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR THE PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
5. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.
6. ALL PARTS OF THIS MAP HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.
7. BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING.
8. THERE WILL BE NO PROTECTIVE COVENANTS FOR THIS SUBDIVISION.
9. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE C AS SHOWN ON THE LATEST FLOOD INSURANCE RATE MAPS (PANEL NUMBER 010191 0105 B), DATED SEPTEMBER 16, 1982.
10. ACCESS TO SHELBY COUNTY HWY 26 AND SHADY ACRES LANE MUST BE OBTAINED THROUGH THE SHELBY COUNTY HIGHWAY DEPARTMENT.
11. THE SUBDIVISION SHOWN HEREON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MA OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSION AND THE INDIVIDUAL MEMBERS THEREOF, AND ALL OTHER AGENTS, SERVANTS, OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSES WHATSOEVER. THIS SUBDIVISION IS UNDERLAIN BY LIMESTONE AND THUS MAY BE SUSCEPTIBLE TO LIME SINK ACTIVITY EVEN THOUGH THERE IS NO VISIBLE EVIDENCE OF SINK HOLES ON THIS PROPERTY.
12. DRIVEWAY(S) SHALL BE RESTRICTED TO THE LOCATION(S) SHOWN ON THIS PLAT. DRIVEWAY ACCESS PERMIT REQUIRED PRIOR TO INSTALLATION OF DRIVEWAY(S). CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT AT 669-3880 TO OBTAIN ACCESS PERMIT.

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Shelby County Judge of Probate, AL
10/05/2000 08:29:12PM FILED/CERT
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08:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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ELD
BUSINESS RECORDS CORPORATION